

21-80

8K6481PG060

NO TRANSFER  
TAX PAID

QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

012117

OM Crystal River Associates, L.L.C., an Ohio limited liability company and OM Minot Associates, L.L.C., an Ohio limited liability company, both with a place of business at 1765 Merriman Road, Akron, Ohio 44313, for consideration paid, grant to WCCA Associations, Inc., a Maine non-profit corporation, whose mailing address is 1765 Merriman Road, Akron, Ohio 44313, with Quitclaim Covenant, the land in City of Waterville, County of Kennebec, and State of Maine, referenced in Subdivision Plat Waterville Commons, Route 104 a.k.a. Main Street, as recorded in Plat Book E2001, Page 035 dated 4/19/2001, Kennebec County, Maine, and described as follows:

LEGAL DESCRIPTION

Fully described on attached Exhibit "A".

In witness whereof, OM Crystal River Associates, L.L.C., has caused this instrument to be signed by June Futia, Vice President of OM Crystal River Capital Corp., its Managing Member, and OM Minot Associates, L.L.C., has caused this instrument to be signed by June Futia, Vice President of OM Minot Capital Corp., its Managing Member, hereunto duly authorized, this 1<sup>st</sup> day of May, 2001.

Witness:

Susan M. Allen  
Patricia Parker

OM Crystal River Associates, L.L.C.  
By: OM Crystal River Capital Corp.  
Its: Managing Member

By: June Futia, Vice President  
June Futia, Vice President

Witness:

Susan M. Allen  
Patricia Parker

Atlantic Title (12)

OM Minot Associates, L.L.C.  
By: OM Minot Capital Corp.  
Its: Managing Member

By: June Futia, Vice President  
June Futia, Vice President

61-80

BK 6481 PG 061

State of Ohio )

) ss:

County of Summit )

May 1, 2001

Then personally appeared the above-named June Futia, the Vice President of OM Crystal River Capital Corp., the Managing Member of OM Crystal River Associates, L.L.C., and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Before me,

Yvonne Adkins, Notary Public  
State of Ohio  
My Commission Expires June 24, 2004

Yvonne Adkins  
Yvonne Adkins  
Notary Public



State of Ohio )

) ss:

County of Summit )

May 1, 2001

Then personally appeared the above-named June Futia, the Vice President of OM Minot Capital Corp., the Managing Member of OM Minot Associates, L.L.C., and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Before me,

Yvonne Adkins, Notary Public  
State of Ohio  
My Commission Expires June 24, 2004

Yvonne Adkins  
Yvonne Adkins  
Notary Public



61-80



## EXHIBIT A

### SUGGESTED LEGAL DESCRIPTION "LANDSCAPE / DRAINAGE / BUFFER PARCEL"

The lot herein described is a portion of a parcel of land now or formerly of Foresite, Inc., as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 1458 at Page 821 and a portion of a parcel of land now or formerly of Lafayette Waterville, Inc., as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 4469 at Page 146. Said parcel being a portion of the City of Waterville Tax Assessor Map 61 as Lot 80 and Map 61 as Lot 50.

Commencing at a point depicted on a plan entitled "STANDARD BOUNDARY SURVEY - SHOWING TAX MAP LOTS - 61-40, 61-50, 61-60, 61-70, 61-80, 62-3 AND A PORTION OF 61-90 - IN WATERVILLE, MAINE - KENNEBEC COUNTY, prepared for Cedarwood Development, Inc., prepared by James W. Sewall Company, dated 21 July 1999, as the northwesterly corner of a parcel of land now or formerly of Mid-Maine Medical Center and the easterly sideline of Quarry Road. Said parcel being depicted on the City of Waterville Tax Assessor Map 56 as Lot 3, said point being the Point of Beginning, thence:

- |                 |   |
|-----------------|---|
| N 25°-10'-05" W | A distance of four hundred fifty nine and 32/100 (459.32') feet, along the easterly sideline of Quarry Road to a stone bound found, thence;   |
| N 28°-01'-57" W | A distance of two hundred sixty seven and 33/100 (267.33') feet, continuing along said easterly sideline of Quarry Road to a rebar set, thence;   |
| N 23°-23'-34" W | A distance of three hundred ten and 59/100 (310.59') feet, continuing along the said easterly sideline of Quarry Road to a rebar set at the southerly sideline of U.S. Interstate 95, thence; |
| N 67°-15'-31" E | A distance of seventeen and 00/100 (17.00') feet, along said southerly sideline of U.S. Interstate 95 to a point, thence;   |
| N 22°-44'-29" W | A distance of one hundred three and 45/100 (103.45') feet, along said southerly sideline of U.S. Interstate 95 to a point of curvature, thence;   |

61-80

BK 6481 PG 063

|                 |  |
|-----------------|--|
| N 22°-44'-29" W | A distance of one hundred three and 45/100 (103.45') feet, along said southerly sideline of U.S. Interstate 95 to a point of curvature, thence;<br><br>Northerly and Westerly along a curve to the left having a delta angle of 07°-36'-29", a radius of six hundred fifty and 00/100 (650.00') feet, an arc distance of eighty six and 31/100 (86.31') feet, continuing along said southerly sideline of U.S. Interstate 95 to a point of tangency, thence; |
| N 38°-14'-37" E | A distance of thirty nine and 31/100 (39.31') feet, along said southerly sideline of U.S. Interstate 95 to a rebar set, thence;  |
| N 88°-02'-01" E | A distance of one hundred seventy five and 00/100 (175.00') feet, continuing along the said southerly sideline of U.S. Interstate 95 to a point, thence;   |
| N 48°-13'-41" E | A distance of one hundred ninety five and 26/100 (195.26') feet, continuing along the said southerly sideline of U.S. Interstate 95 to a stone bound found, thence;  |
| N 88°-02'-01" E | A distance of eight hundred eighty three and 53/100 (883.53') feet, continuing along the said southerly sideline of U.S. Interstate 95 to a point, thence;   |
| S 89°-26'-49" E | A distance of one hundred twenty and 98/100 (120.98') feet, continuing along the said southerly sideline of U.S. Interstate 95 to a point, thence;   |
| S 00°-33'-11" W | A distance of one and 00/100 (1.00') feet, to a point, thence;   |
| N 89°-26'-49" W | A distance of twenty five and 88/100 (25.88') feet, to a point, thence;  |
| S 04°-50'-06" W | A distance of fifty eight and 37/100 (58.37') feet, to a point, thence;  |
| S 62°-08'-55" W | A distance of twenty and 01/100 (20.01') feet, to a point, thence;   |
| N 34°-38'-54" W | A distance of twenty five and 91/100 (25.91') feet, to a point, thence;  |
| N 85°-09'-53" W | A distance of two hundred forty six and 34/100 (246.34') feet, to a point, thence;   |
| S 23°-52'-11" W | A distance of twenty five and 54/100 (25.54') feet, to a point, thence;  |

61-80

BK 6481 PG 064

|                 |   |
|-----------------|---|
| N 85°-09'-53" W | A distance of two hundred ninety three and 58/100 (293.58') feet, to a point, thence;   |
| S 08°-35'-18" W | A distance of one hundred sixty nine and 41/100 (169.41') feet, to a point, thence;     |
| S 04°-50'-07" W | A distance of five hundred seventy nine and 27/100 (579.27') feet, to a point, thence;  |
| S 85°-09'-53" E | A distance of three hundred three and 86/100 (303.86') feet, to a point, thence;        |
| S 25°-19'-23" E | A distance of forty six and 26/100 (46.26') feet, to a point, thence;                   |
| S 85°-09'-53" E | A distance of two hundred eighteen and 57/100 (218.57') feet, to a point, thence;       |
| S 40°-01'-29" E | A distance of twenty five and 99/100 (25.99') feet, to a point, thence;                 |
| S 64°-48'-29" W | A distance of twenty two and 04/100 (22.04') feet, to a point, thence;                  |
| S 04°-50'-06" W | A distance of three hundred ninety eight and 74/100 (398.74') feet, to a point, thence; |
| S 85°-09'-54" E | A distance of fifteen and 74/100 (15.74') feet, to a point, thence;                     |
| S 33°-57'-44" E | A distance of four and 68/100 (4.68') feet, to a point, thence;                         |
| S 04°-51'-45" W | A distance of ninety seven and 35/100 (97.35') feet, to a point, thence;                |
| S 85°-09'-55" E | A distance of seven hundred sixty eight and 76/100 (768.76') feet, to a point, thence;  |
| N 65°-02'-27" E | A distance of one hundred seventy two and 16/100 (172.16') feet, to a point, thence;    |
| S 09°-46'-06" W | A distance of two hundred six and 64/100 (206.64') feet, to a point, thence;            |

61-80

BK 6481 PG 065

N 80°-13'-54" W

A distance of one thousand five hundred seventy nine and 52/100 (1579.52') feet, along said other land of the herein grantor and said land of Mid-Maine Medical Center to the Point of Beginning.

The above-described parcel contains a total area of 22.26 acres, or 969,871 square feet more or less.

Please be advised that the metes and bounds used in the description above are from a Standard Boundary Survey by James W. Sewall Company. As such, Survey & Geodetic Consultants, Inc. takes no liability for any errors or omissions that may be associated with said plan.

Respectfully Submitted,  
Survey & Geodetic Consultants, Inc.

\_\_\_\_\_  
Timothy A. Patch, PLS

61-80

BK 6481 PG 066

Less and excepting from the foregoing described "Landscape/Drainage/Buffer Parcel" description.



**SUGGESTED LEGAL DESCRIPTION  
PORTION OF LEASE LOT  
CONTAINED WITHIN LANDSCAPE/DRAINAGE/BUFFER PARCEL**

The lot herein describe is a portion of a parcel of land now or formerly of Elm Plaza Corporation as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 3773 at Page 185. Said parcel being depicted on the City of Waterville Tax Assessor Map 61 as Lot 90.


Commencing at a point depicted on a plan entitled "STANDARD BOUNDARY SURVEY - SHOWING TAX MAP LOTS - 61-40, 61-50, 61-60, 61-70, 61-80, 62-3 AND A PORTION OF 61-90 - IN WATERVILLE, MAINE - KENNEBEC COUNTY, prepared for Cedarwood Development, Inc., prepared by James W. Sewall Company, dated 21 July 1999, as the southeasterly corner of a parcel of land now or formerly of Foresite, Inc. Said parcel being depicted on the City of Waterville Tax Assessor Map 61 as Lot 80. Said Point of Beginning is marked by a rebar with a cap marked "1132", 0.9' above ground, thence;

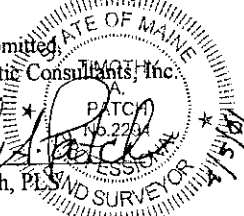
|                 |  |
|-----------------|--|
| N 24°-58'-03" W | A distance of one hundred twenty three and 33/100 (123.33') feet, to the POINT OF BEGINNING, thence; |
| N 24°-58'-03" W | A distance of eighty six and 53/100 (86.53') feet, to a point, thence;                               |
| N 65°-02'-27" E | A distance of fifty nine and 99/100 (59.99') feet, to a point, thence;                               |
| S 09°-46'-06" W | A distance of one hundred five and 29/100 (105.29') feet to the Point of Beginning.                  |

The above-described parcel contains a total area of 0.06 acres, or 2,595 square feet more or less.

Please be advised that the metes and bounds used in the description above are from a Standard Boundary Survey by James W. Sewall Company. As such, Survey & Geodetic Consultants, Inc. takes no liability for any errors or omissions that may be associated with said plan.

Respectfully Submitted,  
Survey & Geodetic Consultants, Inc.

  
Timothy A. Patch, PLS/ND SURVEYOR  
President



61-80

BK 6481 PG 067



"EXHIBIT A"

**SUGGESTED LEGAL DESCRIPTION  
"PERMANENT COMMON ACCESS ROAD PARCEL"**

The lot herein described is a portion of a parcel of land now or formerly of Foresite, Inc., as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 1458 at Page 821 and a portion of a parcel of land now or formerly of Lafayette Waterville, Inc., as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 4469 at Page 146. Said parcel being a portion of the City of Waterville Tax Assessor Map 61 as Lot 80 and Map 61 as Lot 50.

Commencing at a point depicted on a plan entitled "STANDARD BOUNDARY SURVEY - SHOWING TAX MAP LOTS - 61-40, 61-50, 61-60, 61-70, 61-80, 62-3 AND A PORTION OF 61-90 - IN WATEVILLE, MAINE - KENNEBEC COUNTY, prepared for Cedarwood Development, Inc., prepared by James W. Sewall Company, dated 21 July 1999, as point on Route 104 (Main Street), also being the southeasterly corner of a parcel of land now or formerly of Lafayette Waterville, Inc. Said parcel being depicted on the City of Waterville Tax Assessor Map 61 as Lot 60, Said point being the Point of Beginning, thence;

- |                 |  |
|-----------------|--|
| S 65°-02'-13" W | A distance of two hundred thirty five and 03/100 (235.03') feet, along land of Webber Oil Company to a point, thence;  |
| S 24°-57'-33" E | A distance of ninety one 46/100 (91.46') feet, to a point and land of Elm Plaza Corporation, thence;   |
| N 79°-57'-50" W | A distance of five hundred forty three and 57/100 (543.57') feet, continuing along said land of Elm Plaza Corporation to a point, thence;  |
| S 04°-50'-06" W | A distance of one hundred fifty three and 38/100 (153.38') feet, continuing along said land of Elm Plaza Corporation to a point of curvature, thence;  |
|                 | Southerly and easterly along a curve to the left having a delta angle of 29°-48'-10," a radius of nine hundred sixty three and 00/100 (963.00') feet, an arc distance of five hundred and 91/100 |



61-80

BK 6481 PG 068

(500.91') feet, continuing along said land of Elm Plaza Corporation to a point of tangency, thence;

S 24°-58'-03" E      A distance of four hundred ninety six and 58/100 (496.58') feet, continuing along said land of Elm Plaza Corporation to a point, thence;

N 80°-27'-27" W      A distance of one hundred thirty eight and 35/100 (138.35') feet, to a point, thence;

N 80°-13'-54" W      A distance of seventy and 27/100 (70.27') feet, to a point, thence;

N 09°-46'-06" E      A distance of two hundred six and 64/100 (206.64') feet, to a point, thence;

N 24°-58'-03" W      A distance of two hundred eight and 35/100 (208.35') feet, to a point of curvature, thence;

                                 Northerly and easterly along a curve to the right having a delta angle of 29°-48'-10," a radius of one thousand seventeen and 00/100 (1017.00') feet, an arc distance of five hundred twenty nine and 00/100 (529.00') feet, to a point of tangency, thence;

N 04°-50'-06" E      A distance of two hundred ten and 51/100 (210.51') feet, to a point, thence;

N 79°-47'-55" W      A distance of three hundred sixteen and 18/100 (316.18') feet, to a point, thence;

N 85°-09'-54" W      A distance of three hundred twenty three and 01/100 (323.01') feet, to a point, thence;

S 04°-49'-41" W      A distance of five hundred one and 12/100 (501.12') feet, to a point, thence;

N 85°-10'-19" W      A distance of thirty and 00/100 (30.00') feet, to a point, thence;

N 04°-49'-41" E      A distance of five hundred thirty seven and 12/100 (537.12') feet, to a point, thence;

S 85°-09'-54" E      A distance of four hundred eighteen and 73/100 (418.73') feet, to a point, thence;

61-80

BK 6481 PG 069

- |                 |  |
|-----------------|--|
| S 79°-47'-57" E | A distance of one hundred twenty one and 22/100 (121.22') feet, to a point, thence;  |
| N 03°-36'-18" E | A distance of one and 62/100 (1.62') feet, to the southwest corner of land to be retained by Lafayette Waterville, Inc., thence;                                 |
| S 79°-49'-16" E | A distance of five hundred ninety five and 92/100 (595.92') feet, along the land to be retained by Lafayette Waterville, Inc., thence;                           |
| N 65°-02'-13" E | A distance of two hundred ninety five and 18/100 (295.18') feet, along the land to be retained by Lafayette Waterville, Inc., to a point on Main Street, thence; |
| S 24°-56'-54" E | A distance of sixty six and 00/100 (66.00') feet, along Main Street to the Point of Beginning.   |

The above-described parcel contains a total area of 4.33 acres, or 188,683 square feet more or less.

Please be advised that the metes and bounds used in the description above are from a Standard Boundary Survey by James W. Sewall Company. As such, Survey & Geodetic Consultants, Inc. takes no liability for any errors or omissions that may be associated with said plan.

Respectfully Submitted,  
Survey & Geodetic Consultants, Inc.

---

Timothy A. Patch, PLS

61-80



Less and excepting from the foregoing described "Permanent Common Access Road Parcel" description.

**SUGGESTED LEGAL DESCRIPTION  
PORTION OF LEASE LOT  
CONTAINED WITHIN  
PERMANENT COMMON ACCESS ROAD PARCEL**

The lot herein describe is a portion of a parcel of land now or formerly of Elm Plaza Corporation as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 3773 at Page 185. Said parcel being depicted on the City of Waterville Tax Assessor Map 61 as Lot 90.

Commencing at a point depicted on a plan entitled "STANDARD BOUNDARY SURVEY - SHOWING TAX MAP LOTS - 61-40, 61-50, 61-60, 61-70, 61-80, 62-3 AND A PORTION OF 61-90 - IN WATERVILLE, MAINE - KENNEBEC COUNTY, prepared for Cedarwood Development, Inc., prepared by James W. Sewall Company, dated 21 July 1999, as the southeasterly corner of a parcel of land now or formerly of Foresite, Inc. Said parcel being depicted on the City of Waterville Tax Assessor Map 61 as Lot 80. Said Point of Beginning is marked by a rebar with a cap marked "1132", 0.9' above ground, thence;

- |                 |  |
|-----------------|--|
| N 24°-58'-03" W | A distance of one hundred twenty three and 33/100 (123.33') feet to a point, thence;   |
| N 09°-46'-06" E | A distance of one hundred five and 29/100 (105.29') feet, to a point, thence;  |
| N 24°-58'-03" W | A distance of two hundred eight and 35/100 (208.35') feet, to a point of curvature, thence;  |
|                 | Northerly and easterly along a curve to the right having a delta angle of 29°-48'-10," a radius of one thousand seventeen and 00/100 (1017.00') feet, an arc distance of five hundred twenty nine and 00/100 (529.00') feet, to a point of tangency, thence; |

61-80

BK 6481 PG 071

N 04°-50'-06" E

A distance of one hundred fifty eight and 29/100 (158.29') feet, to a point, thence;

S 79°-57'-50" E

A distance of fifty four and 23/100 (54.23') feet, to a point, thence;

S 04°-50'-06" W

A distance of one hundred fifty three and 38/100 (153.38') feet, continuing along said land of Elm Plaza Corporation to a point of curvature, thence;

Southerly and easterly along a curve to the left having a delta angle of 29°-48'-10," a radius of nine hundred sixty three and 00/100 (963.00') feet, an arc distance of five hundred and 91/100 (500.91') feet, continuing along said land of Elm Plaza Corporation to a point of tangency, thence;

S 24°-58'-03" E

A distance of four hundred ninety six and 58/100 (496.58') feet, continuing along said land of Elm Plaza Corporation to a point, thence;

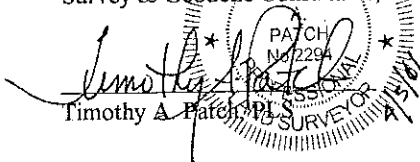
N 80°-27'-27" W

A distance of one hundred thirty eight and 35/100 (138.35') feet, to the Point of Beginning.

The above-described parcel contains a total area of 1.68 acres, or 73,275 square feet more or less.

Please be advised that the metes and bounds used in the description above are from a Standard Boundary Survey by James W. Sewall Company. As such, Survey & Geodetic Consultants, Inc. takes no liability for any errors or omissions that may be associated with said plan.


Respectfully Submitted,  
Survey & Geodetic Consultants, Inc.

  
Timothy A. Patch, PLS  
SURVEYOR

Suggested Legal Description  
Waterville Commons

RECEIVED KENNEBEC SS.

2001 MAY 17 AM 9:56

ATTEST:   
REGISTER OF DEEDS

May 4, 2001  
Page 2 of 2